

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 Agnew Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$4,135,000 Property Type House Suburb Brighton

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Oxford St BRIGHTON EAST 3187	\$2,500,000	24/03/2024
2	9 Lockwood Av BRIGHTON EAST 3187	\$2,500,000	02/03/2024
3	5 Davies St BRIGHTON EAST 3187	\$2,450,000	17/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/05/2024 15:46



Rooms: 4

Property Type:

Agent Comments

Comparable Properties



12 Oxford St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 24/03/2024

Property Type: House

Land Size: 696 sqm approx



9 Lockwood Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,500,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



5 Davies St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,450,000

Method: Sold Before Auction

Date: 17/05/2024

Property Type: House (Res)

Land Size: 633 sqm approx